



SMARTER | SIMPLER | CUSTOMER DRIVEN

www.iowadot.gov

Office of Right of Way

800 Lincoln Way | Ames, IA 50010
Phone: 515-239-1633 | Fax: 515-239-1247
Email: katherine.johnson@dot.iowa.gov

February 12, 2014

When corresponding, refer to:

Woodbury County
Project: NHSN-20-1(80)--2R-97
Agreement No. 2013-1-091

Woodbury County Auditor
620 Douglas Street
Sioux City, Iowa 51101

Enclosed for your records are the original recorded easements conveying required right of way to Woodbury County, Iowa. This property was obtained through our Project No. NHSN-20-1(80)--2R-97 under Parcel No. 54.

Thank you for your cooperation in this highway improvement project. If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Katie A. Johnson".

Katie A. Johnson, Agent
Title and Closing Unit
Office of Right of Way

KJ
Enc.
c: Woodbury County Engineer
759 E Frontage Road
Merville, IA 51039

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR & RECORDER &
COMM. OF ELECTIONS
2014 FEB 14 PM 1 47

Roll 733 Image 1856
Document Number: 7304
Recorded: 12/11/2013 at 9:15:33.0 AM
Fee Amount: \$37.00
Revenue Tax:
PATRICK F. GILL, AUDITOR AND RECORDER
Woodbury County, Iowa

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR & RECORDER &
COMM. OF ELECTIONS
2014 FEB 14 PM 1:11



Prepared by: Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633
Return to: Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.2** (Woodbury County Engineer, 759 E. Frontage Road, Moline, IA 51039)

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of **SIX THOUSAND SEVEN HUNDRED SEVENTY AND NO/100----- (\$6,770.00)-----DOLLARS** and other valuable consideration in hand paid by Iowa Department of Transportation, **CAROL WELCH**, single, **JANE PRUEHER**, single, **TIMOTHY HINKHOUSE**, single, and **RICHARD HINKHOUSE** and **PEGGY HINKHOUSE**, his wife, do hereby grant to **WOODBURY COUNTY, IOWA**, a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across the following described real estate in Woodbury County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in a part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 89 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northwest Corner of the Southwest $\frac{1}{4}$ of said Section 36; thence South $01^{\circ}58'40''$ West, 200.16 feet along the West line of said Southwest $\frac{1}{4}$; thence South $87^{\circ}56'45''$ East, 33.00 feet to a point on the existing East right of way line of Lenox Avenue and the Point of Beginning; thence North $55^{\circ}31'20''$ East, 105.87 feet; thence South $03^{\circ}32'27''$ West, 319.44 feet; thence South $14^{\circ}17'43''$ West, 358.32 feet to a point on the East right of way line of Lenox Avenue; thence North $01^{\circ}58'40''$ East, 606.49 feet along said East right of way line to the Point of Beginning, containing 0.84 acre.

This easement, a certain Quitclaim Deed to the State of Iowa and a certain Warranty Deed to the State of Iowa executed by the above named grantors are given in fulfillment of a certain Purchase Agreement dated September 9, 2013, and recorded in the Woodbury County Recorder's Office on September 20, 2013, at Roll 731, Image 11276, except for those terms that survive the execution of this document.

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Woodbury County Project No. NHSN-20-1(80)--2R-97
Carol Welch, Jane Prueher, Estate of Georga Bray, Timothy Hinkhouse,
Richard Hinkhouse and Peggy Hinkhouse and Estate of Bernice K. Boykin
(Parcel No. 54)

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the easement.

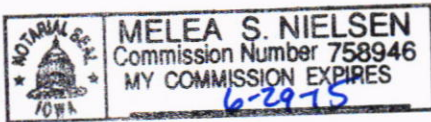
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 11-6-2013, 2013

Carol A. Welch (Sign in Ink)
Carol Welch

STATE OF IOWA, COUNTY OF PLYMOUTH, ss:

This instrument was acknowledged before me on November 6, 2013, by Carol Welch.



Melea S. Nielsen (Sign in Ink)
Notary Public.

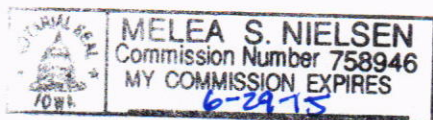
(AFFIX NOTARIAL SEAL ABOVE ▲)

Dated 11-6, 2013

Jane Prueher (Sign in Ink)
Jane Prueher

STATE OF IOWA, COUNTY OF Plymouth, ss:

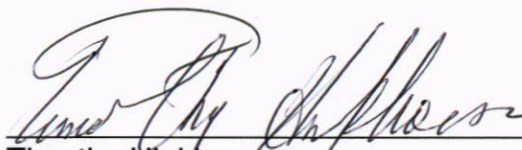
This instrument was acknowledged before me on November 6, 2013, by Jane Prueher.



Melea S. Nielsen (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

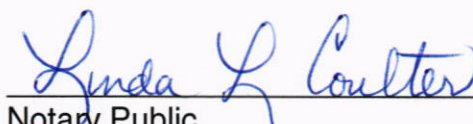
Dated 11-1, 2013


Timothy Hinkhouse (Sign in Ink)

STATE OF Nebraska, COUNTY OF Rock, ss:

This instrument was acknowledged before me on November 1, 2013, by Timothy Hinkhouse.




Notary Public. (Sign in Ink)

(AFFIX NOTARIAL SEAL ABOVE ▲)



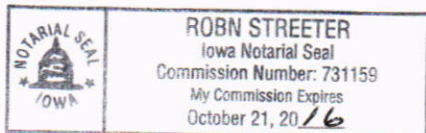
Dated 10/30, 2013

Richard Hinkhouse (Sign in Ink)
Richard Hinkhouse

Peggy Hinkhouse (Sign in Ink)
Peggy Hinkhouse

STATE OF IOWA, COUNTY OF CHEROKEE, ss:

This instrument was acknowledged before me on Oct. 30, 2013, by Richard Hinkhouse and Peggy Hinkhouse.



[Signature] (Sign in Ink)
Notary Public.

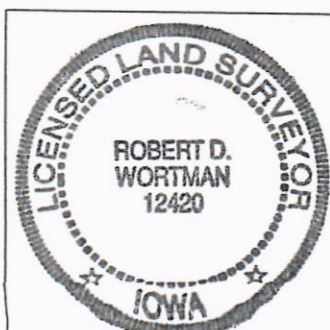
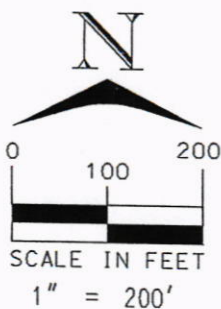
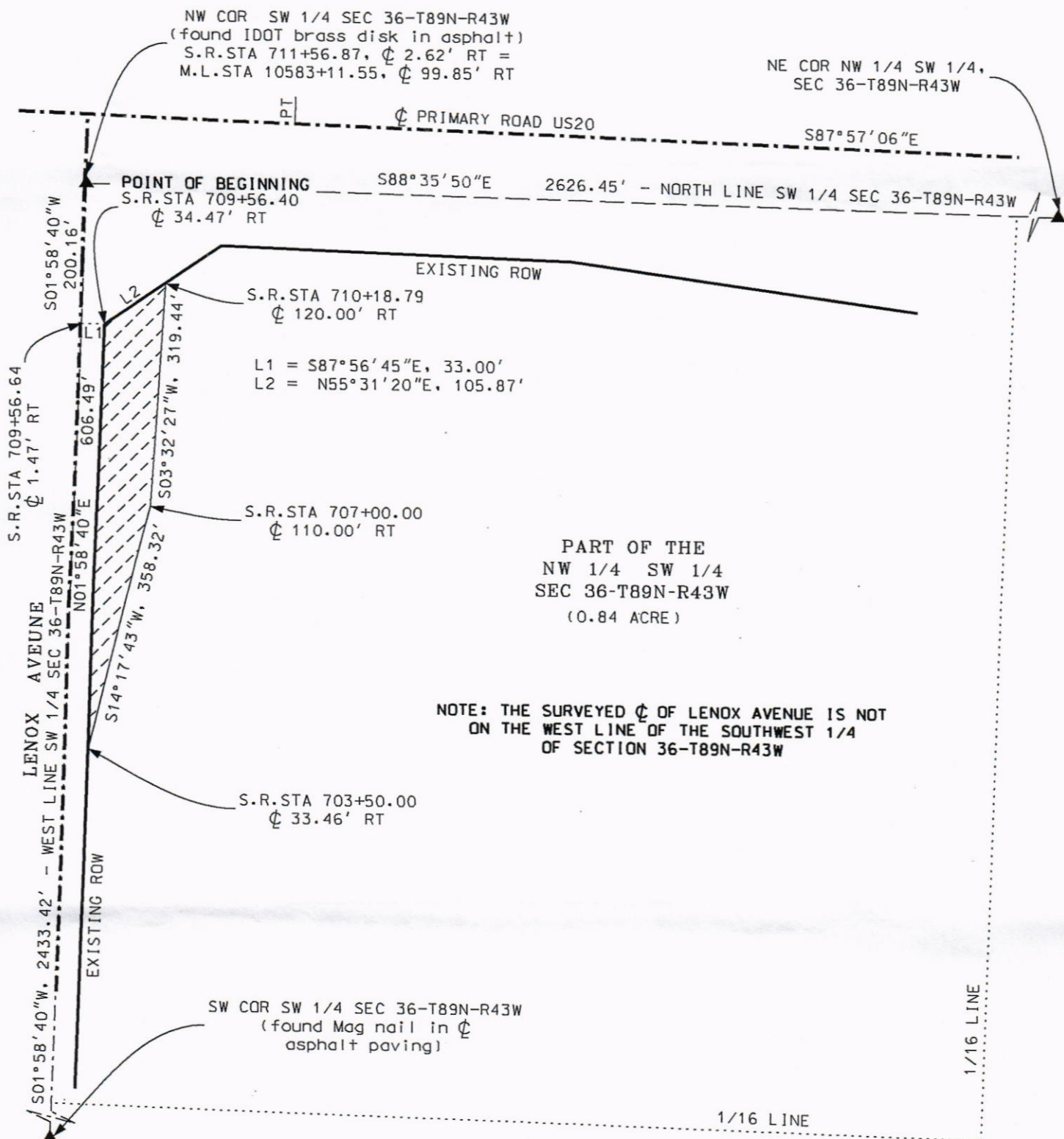
(AFFIX NOTARIAL SEAL ABOVE ▲)



IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"



COUNTY WOODBURY STATE CONTROL NO.
PROJECT NO. NHSN-020-1(080)--2R-97 PARCEL NO. 54
SECTION 36 TOWNSHIP 89N RANGE 43W
ROW - FEE EASE 0.84 * QUIT CLAIM
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM Carol Welch, Jane Prueher, Estate of Georga Bray, Timothy Hinkhouse,
Richard Hinkhouse and Peggy Hinkhouse and Estate of Bernice K. Boykin
* ACQUIRED IN THE NAME OF WOODBURY COUNTY FOR ROADWAY PURPOSES



I hereby certify that this land surveying document was prepared
and the related survey work was performed by me or under my direct
personal supervision and that I am a duly licensed Land Surveyor
under the laws of the State of Iowa.

Robert D. Wortman 10-15-2012

Robert D. Wortman License No. 12420

Date

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: THIS SHEET ONLY

DATE DRAWN CDH 09/13/2012

Roll 733 Image 1862
Document Number: 7305
Recorded: 12/11/2013 at 9:15:34.0 AM
Fee Amount: \$22.00
Revenue Tax:
PATRICK F. GILL, AUDITOR AND RECORDER
Woodbury County, Iowa

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR & RECORDER &
COMM. OF ELECTIONS
2014 FEB 14 PM 1 47



Prepared by: Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633
Return to: Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.2** (Woodbury County Engineer, 759 E. Frontage Road, Merville, IA 51039)

COURT OFFICER EASEMENT

In the Matter of the Estate of
Bernice K. Boykin
now pending in the Iowa District Court
in and for Woodbury County

Probate No. 052352

Pursuant to the authority and power vested in the undersigned, and in consideration of the sum of **ZERO AND NO/100-----(\$0.00)----- DOLLARS** and other valuable consideration in hand paid by Iowa Department of Transportation, the undersigned, in the representative capacity designated below, hereby grants to **WOODBURY COUNTY, IOWA**, a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across the following described real estate in Woodbury County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in a part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 89 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northwest Corner of the Southwest $\frac{1}{4}$ of said Section 36; thence South $01^{\circ}58'40''$ West, 200.16 feet along the West line of said Southwest $\frac{1}{4}$; thence South $87^{\circ}56'45''$ East, 33.00 feet to a point on the existing East right of way line of Lenox Avenue and the Point of Beginning; thence North $55^{\circ}31'20''$ East, 105.87 feet; thence South $03^{\circ}32'27''$ West, 319.44 feet; thence South $14^{\circ}17'43''$ West, 358.32 feet to a point on the East right of way line of Lenox Avenue; thence North $01^{\circ}58'40''$ East, 606.49 feet along said East right of way line to the Point of Beginning, containing 0.84 acre.

This easement and a certain Court Officer Deed to the State of Iowa executed by the above named grantors are given in fulfillment of a certain Purchase Agreement dated September 9, 2013, and recorded in the Woodbury County Recorder's Office on September 20, 2013, at Roll 731, Image 11276, except for those terms that survive the execution of this document.

Woodbury County Project No. NHSN-20-1(80)--2R-97
Carol Welch, Jane Prueher, Estate of Georga Bray, Timothy Hinkhouse,
Richard Hinkhouse and Peggy Hinkhouse and Estate of Bernice K. Boykin
(Parcel No. 54)

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Words and phrases herein, including acknowledgment hereof shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Dated 10/30, 2013

Richard Hinkhouse

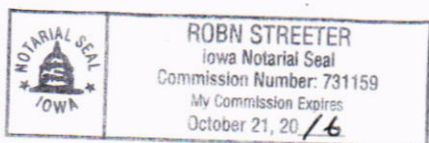
(Sign in Ink)

Richard Hinkhouse

As Executor in the above entitled estate or cause.

STATE OF IOWA, COUNTY OF CHEROKEE, ss:

This instrument was acknowledged before me on Oct. 30, 2013, by Richard Hinkhouse, Executor of the Estate of Bernice K. Boykin.



[Signature]

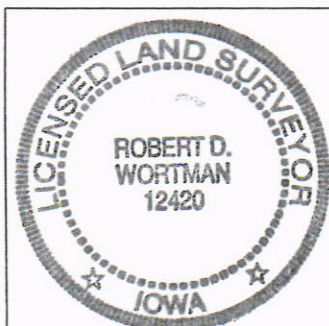
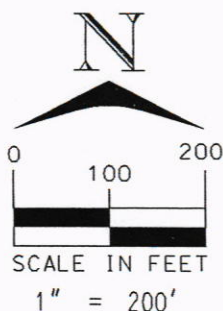
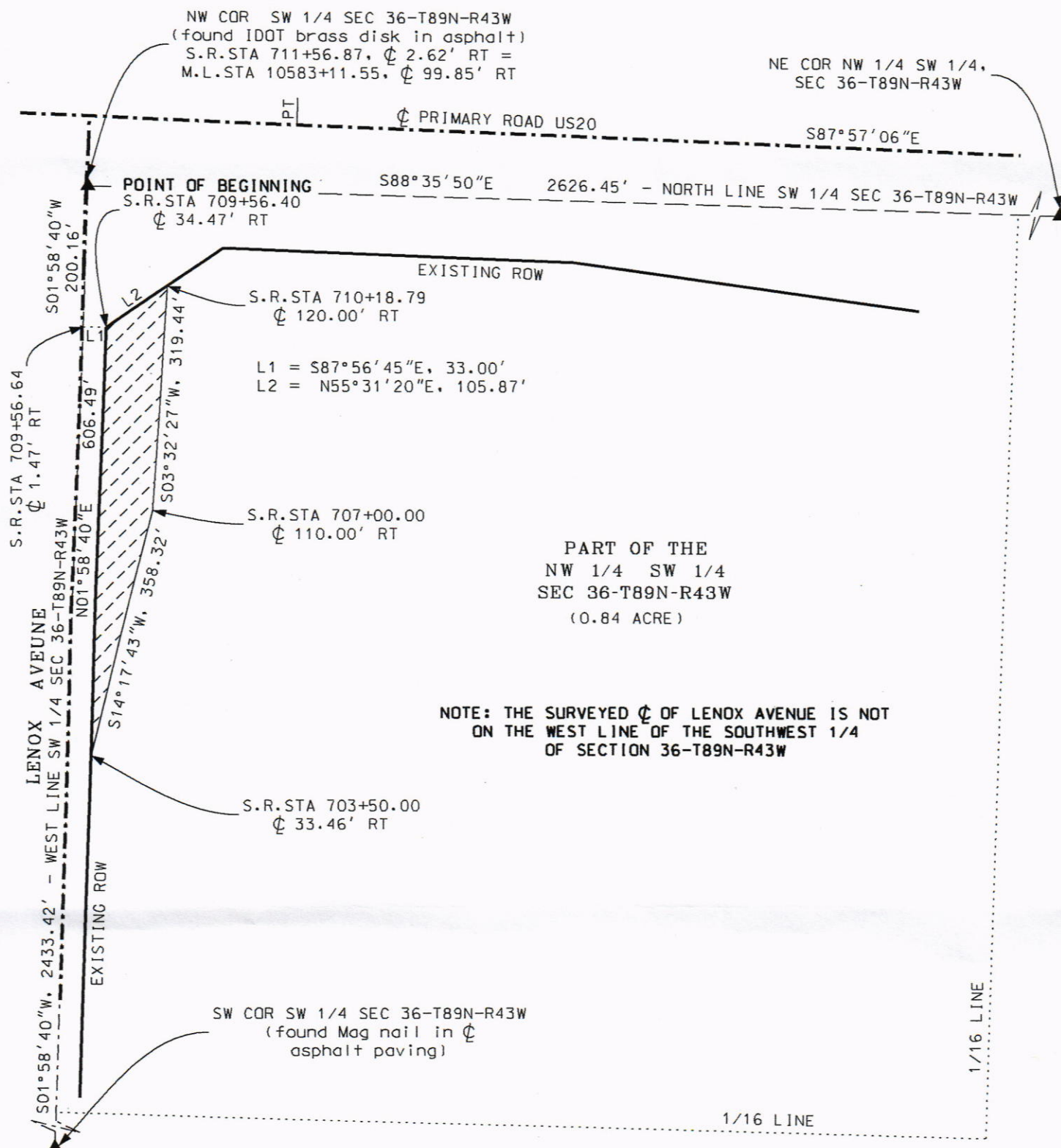
(Sign in Ink)

Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)



COUNTY WOODBURY STATE CONTROL NO. -
PROJECT NO. NHSN-020-1(080)--2R-97 PARCEL NO. 54
SECTION 36 TOWNSHIP 89N RANGE 43W
ROW - FEE _____ EASE 0.84 * QUIT CLAIM _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM Carol Welch, Jane Prueher, Estate of Georgia Bray, Timothy Hinkhouse,
Richard Hinkhouse and Peggy Hinkhouse and Estate of Bernice K. Boykin
* ACQUIRED IN THE NAME OF WOODBURY COUNTY FOR ROADWAY PURPOSES



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Robert D. Wortman 10-15-2012

Robert D. Wortman License No. 12420

Date _____

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: THIS SHEET ONLY

DATE DRAWN COH 09/13/2012

Roll 733 Image 1865
Document Number: 7306
Recorded: 12/11/2013 at 9:15:35.0 AM
Fee Amount: \$22.00
Revenue Tax:
PATRICK F. GILL, AUDITOR AND RECORDER
Woodbury County, Iowa

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR & RECORDER
COMM. OF ELECTIONS
2014 FEB 14 PM 1:14



Prepared by: Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1838
Return to: Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1838
Address Tax Statements: Tax Exempt-IA Code Sec. 427.2 (Woodbury County Engineer, 759 E. Frontage Road, Moline, IA 51039)

COURT OFFICER EASEMENT

In the Matter of the Estate of
Georga Bray
now pending in the Iowa District Court
in and for Woodbury County

Probate No. 052576

Pursuant to the authority and power vested in the undersigned, and in consideration of the sum of **ONE THOUSAND THREE HUNDRED FIFTY-FOUR AND NO/100—(\$1,354.00)----- DOLLARS** and other valuable consideration in hand paid by Iowa Department of Transportation, the undersigned, in the representative capacity designated below, hereby grants to **WOODBURY COUNTY, IOWA**, a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across the following described real estate in Woodbury County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

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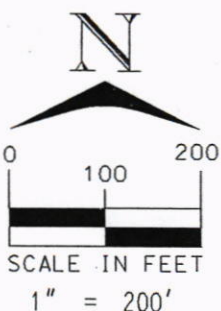
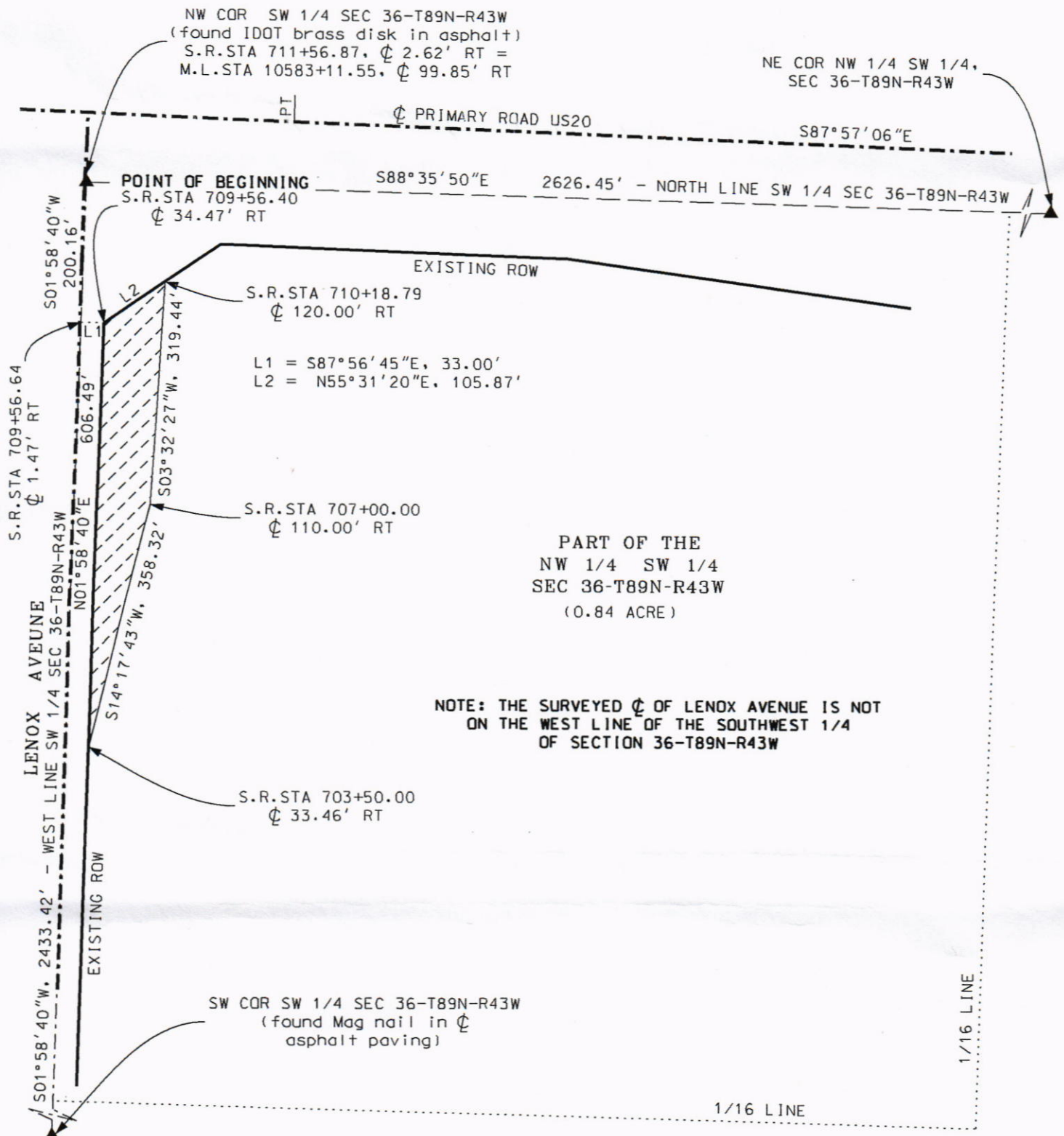
Woodbury County Project No. NHSN-20-1(80)--2R-97
Carol Welch, Jane Prueher, Estate of Georga Bray, Timothy Hinkhouse,
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(Parcel No. 54)



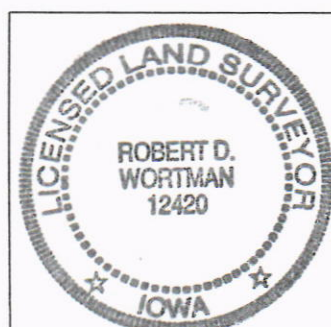
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"



COUNTY WOODBURY STATE CONTROL NO.
PROJECT NO. NHSN-020-1(080)--2R-97 PARCEL NO. 54
SECTION 36 TOWNSHIP 89N RANGE 43W
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ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM Carol Welch, Jane Prueher, Estate of Georga Bray, Timothy Hinkhouse,
Richard Hinkhouse and Peggy Hinkhouse and Estate of Bernice K. Boykin
* ACQUIRED IN THE NAME OF WOODBURY COUNTY FOR ROADWAY PURPOSES



DATE DRAWN COH 09/13/2012



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Robert D. Wortman 10-15-2012

Robert D. Wortman License No. 12420

Date

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: THIS SHEET ONLY

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Words and phrases herein, including acknowledgment hereof shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Dated November 14th, 2013

Thomas D. Bray Jr (Sign in Ink)
Thomas D. Bray, Jr.
As Executor in the above entitled estate or
cause.

STATE OF FLORIDA, COUNTY OF LAKE, ss:

This instrument was acknowledged before me on 11-14, 2013, by
Thomas D. Bray, Jr., Executor of the Estate of Georga Bray.

Diane D. Digristina (Sign in Ink)
Notary Public.
DIANE D. DIGRISTINA
Notary Public, State of Florida
My Comm. Expires Feb. 05, 2015
No. EE 38928

(AFFIX NOTARIAL SEAL ABOVE ▲)